

Residential District Development Standards

ZONING DISTRICT	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Depth (1)	Minimum Rear Yard Depth (2), (3)		Minimum Side Yard Width (3), (4)				Minimum Street Frontage	Maximum Building Height (5)		
				One Story	Two Story	Interior Side Yards					Side Street Corner Lot	Principal Structure	Accessory Structure
						1 Story		2 Stories					
						Minimum	Total	Minimum	Total				
R-1-6	6,000 sq. ft.	55' Corner Lots 65'	20'	25'	25'	5'	12'	6'	15'	10'	35'	30'	12'
R-1-8	8,000 sq. ft.	70' Corner Lots 80'	25'	25'	30'	7'	16'	8'	20'	12-1/2'	35'	30'	12'
R-1-10	10,000 sq. ft.	80' Corner Lots 90'	25'	30'	35'	8'	20'	10'	20'	12-1/2'	35'	30'	12'
R-1-20/ RE-1/2	20,000 sq. ft.	100' Corner Lots 110'	35'	40'	40'	10'	25'	10'	25'	17-1/2'	35'	30'	12'
RE-1	40,000 sq. ft.	150' Corner Lots 160'	40'	50'	50'	20'	45'	20'	45'	20'	35'	30'	12'
R-2 One Family	6,000 sq. ft.	55' Corner Lots 65'	20'	25'	25'	5'	12'	6'	15'	10'	35'	30'	12'
R-2 Two Family	8,000 sq. ft.	70' Corner Lots 80'	25'	25'	30'	7'	16'	8'	20'	12-1/2'	35'	30'	12'

(1) For exceptions, see FMC 8-22202.

(2) For exceptions, see FMC 8-22204 and 8-22206 (see especially reverse).

(3) In R-1 districts rear and side yard requirements may be substituted for one another (FMC 8-2605(h)).

(4) Second story **ADDITIONS** may encroach to within the same side yard distances as those originally required for the one story structure (FMC 8-22205(c)).

(5) For building height definition, refer to FMC 8-2115.1 and/or Development Policy for the Hill Area.

(See reverse for Section 8-22206 "30% rule".)

Sec. 8-22206

- (b) Additions to single-family and two-family principal structures in residential districts may encroach into otherwise required rear yards to within ten feet of the rear lot line, provided that there remains an open space area in the required rear yard equal to seventy percent of the required rear yard area obtained by multiplying the otherwise required rear yard depth by the lot width.
- (c) In no instance shall the combined square footage of both accessory structures and building additions exceed thirty percent of the required rear yard.
- (d) No structure or addition projecting into the required rear yard shall exceed one story in height.